

**RESOLUTION NO. RS2018-1088** (VERCHER, MENDES, & OTHERS) – This resolution would declare surplus eleven (11) parcels of real property and convey these properties to certain nonprofit organizations. This resolution would also authorize grants not exceeding \$10,760,423.39 from the Barnes Fund for Affordable Housing to certain nonprofit organizations.

Tennessee Code Annotated §7-3-314(e) permits Metro to convey by resolution any real property acquired pursuant to a delinquent tax sale by grant to a non-profit organization for the purpose of constructing affordable or workforce housing. This section also specifies that no property may be granted prior to the expiration of the statutory redemption period. This section also requires that all such property be used to construct affordable and workforce housing for residents in the county.

On August 23, 2017, the Metropolitan Housing Trust Fund Commission issued a request for applications to qualified nonprofit organizations to participate in nonprofit housing development grant program. Woodbine Community Organization, Our Place Nashville, and Living Development Concepts were selected through this process.

The parcels to be granted are as

follows: Woodbine Community

Organization

- 2952 High Rigger Drive (District 29)
- 1016 43rd Avenue North (District 21)
- 919 43rd Avenue North (District 21)
- 1612 Dr. DB Todd Jr Boulevard (District 21)
- 2018 14th Avenue North (District 2)
- 167 Welworth Street (District 10)
- 3308 Chesapeake Circle (District 3)
- 1440 Mohawk Trail (District 9)
- 517 Castlegate Drive (District 29)

Our Place Nashville

- 1618 Dr. DB Todd Jr Boulevard (District 21)

Living Development Concepts

- 2205 11th Avenue North (District 2)

The Metropolitan Housing Trust Fund Commission would be authorized by this resolution to enter into grant contracts with these three organizations for the express purpose of constructing affordable and workforce housing on these eleven properties. In the event any of these properties are not utilized by the Barnes Fund Affordable Housing Program after five (5) years from the date of the passage of this resolution, the property would revert back to the Division of Public Property unless otherwise previously conveyed.

In addition to the grants of real property, monetary grants from the Barnes Fund totaling \$10,760,423.39 would be made to thirteen (13) nonprofit organizations. Tenn. Code Ann. §7-3-314 permits local governments to provide financial assistance to non-profit organizations in accordance with local regulations and guidelines.

Further, section 5.04.070 of the Metropolitan Code of Laws provides that the Council may appropriate funds by resolution for the financial aid of non-profit organizations. This resolution would distribute these additional monetary grants as follows:

- \$2,000,000 - Woodbine Community Organization
- \$1,084,925 - Our Place Nashville
- \$111,033 - Living Development Concepts
- \$2,000,000 - Urban Housing Solutions
- \$2,000,000 - Dismas, Inc.
- \$155,000 - Westminster Home Connection
- \$387,643.50 - Mending Hearts
- \$108,000 - Project Return
- \$69,690 - Fifteenth Avenue Baptist CDC
- \$1,067,000 - Habitat for Humanity of Greater Nashville
- \$1,000,000 - Crossroads Campus
- \$250,000 - The Housing Fund
- \$527,131.89 - Rebuilding Together Nashville

Per state law and section 5.04.070 of the Metro Code, adoption of this resolution requires twenty-one affirmative votes.

*Fiscal Note: This would reduce the balance of the Barnes Fund by \$10,760,423.39.*